



Community Presentation
June 11, 2009



Introduction

- Development Team
- Development Approach
- Project Vision
- Community Benefits



Development Team

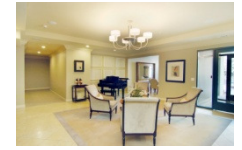
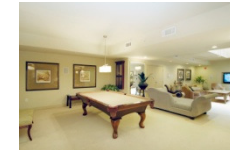
- Equity Residential (EQR) owns 140,000 units nationwide and 13,500 in the Washington Metropolitan Area
- Neighborhood Development Company (NDC) is a D.C. based real estate company that has developed over 1.3 Million square feet in the city
- Key Team Members have worked in the DC Market for 20 – 25 years developing projects
- Developed 1,700 units and 133,000 sq. ft. of retail in the District in the following projects:
 - 2400 M St. NW (EQR / JBG)
 - CityVista (NDC / Lowe)
 - 1210 Massachusetts Avenue, NW (EQR / JBG)
 - Georgia Avenue Revitalization Initiative (NDC)
- All resources in place to commence development immediately



2400 M STREET NW



EQR PROJECTS



1210 MASS AVE. NW



NDC PROJECTS



CITYVISTA



GEORGIA AVENUE REVITALIZATION



Development Approach

- Long Term Ownership
- No Phasing; entire project to be constructed at once
- Exceed CBE Goals
- Simple Project Execution



Financial Strength

- 13,500 units in the Washington D.C. Metropolitan Area
- \$1 Billion in Cash and \$1.3 Billion in Unsecured Credit
- Self Financed over \$600 MM in Development
- Established Relationships with Major Lenders
- Multifamily Projects are readily financed



Project Vision

- Residential Use
- Community Serving Retail
- 24/7 Activity
- Revitalization / Restoration of Stevens School
- Memory Wall, reflecting the history of the Stevens School



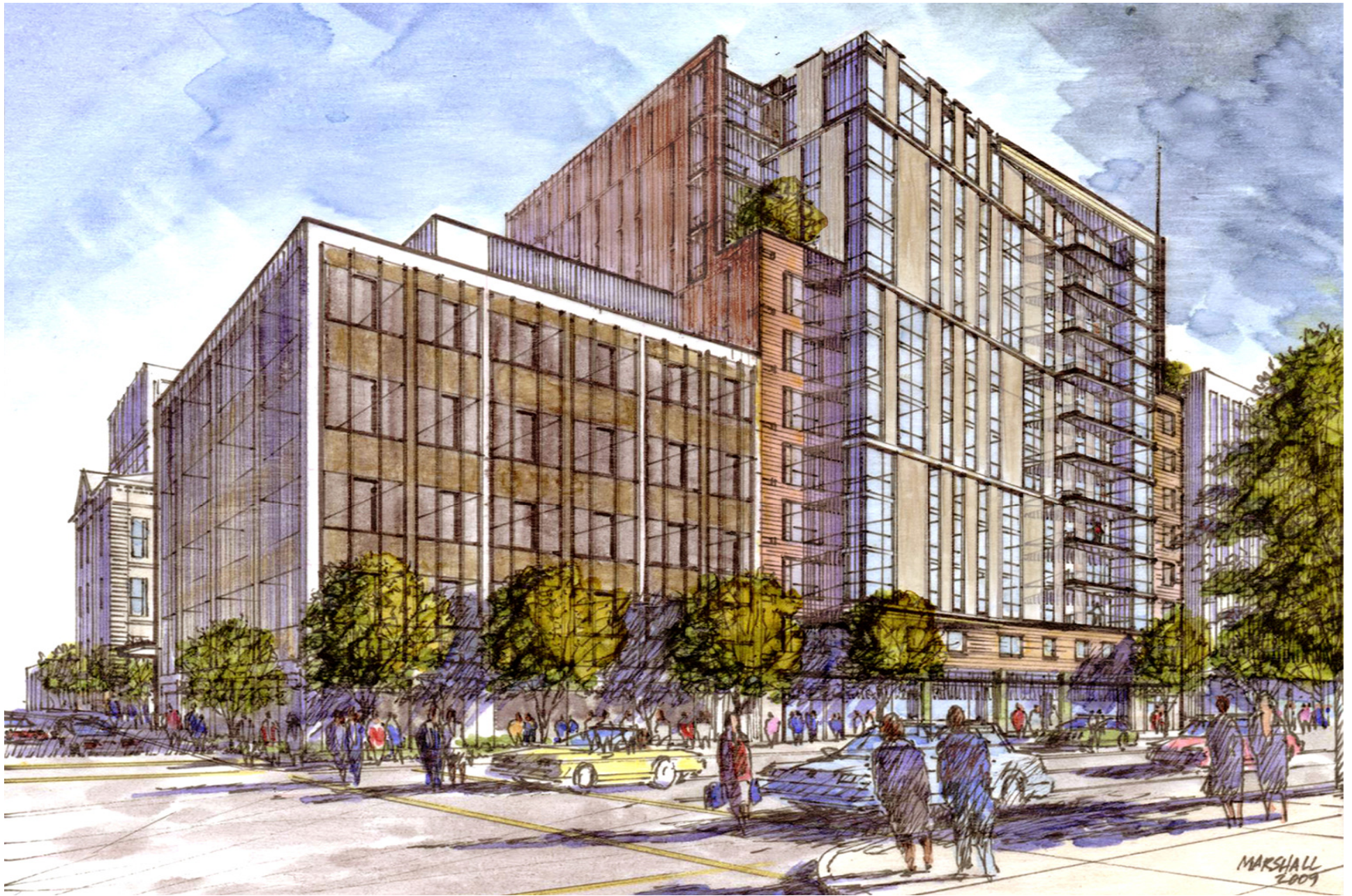


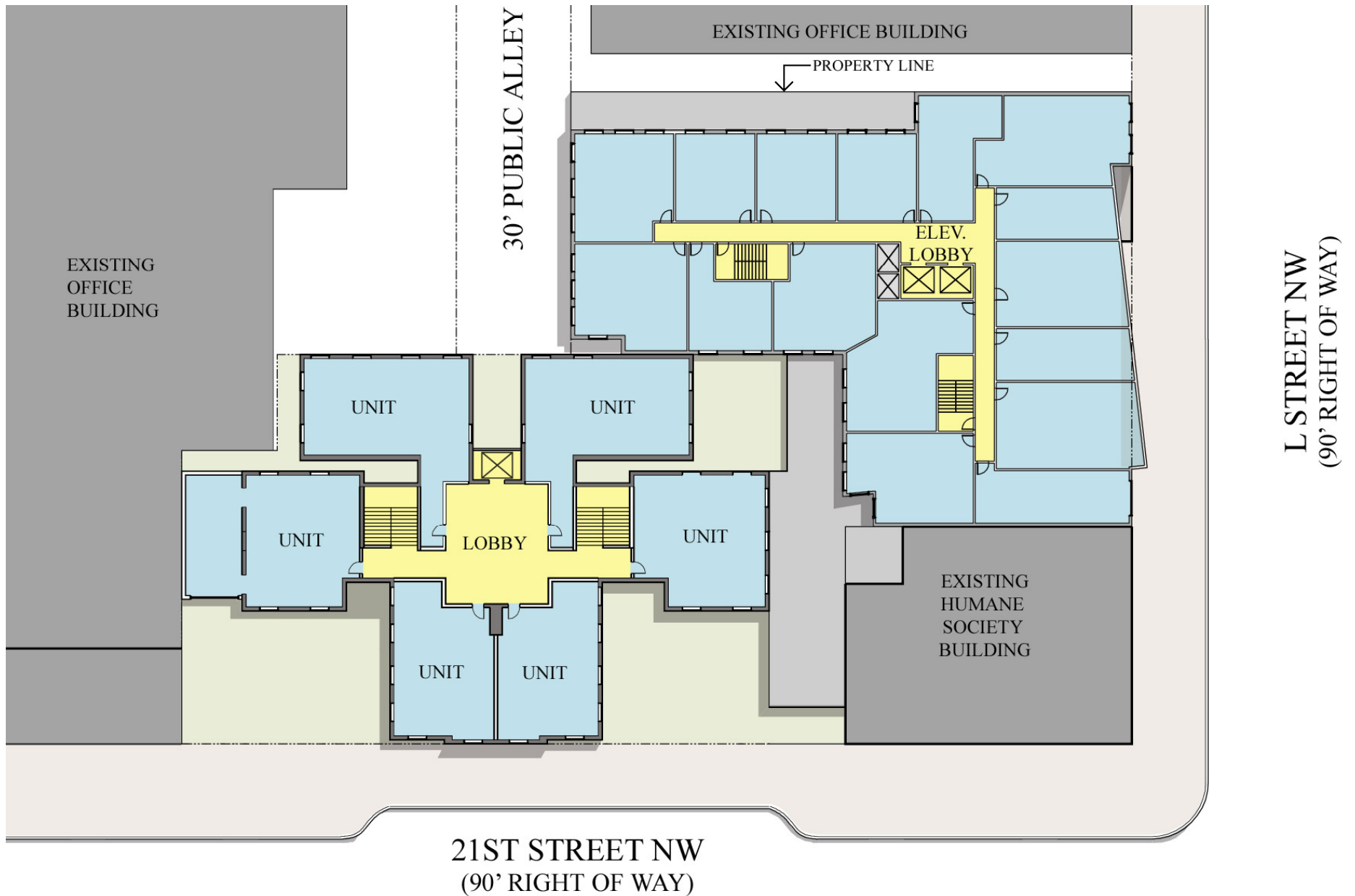


 Equity Residential

Neighborhood**Development**Company

invest + develop + revitalize







Stakeholder Engagement

- General Collective Engagement
 - Community Update Meetings
 - Multi-Media Outreach
- Specialized Stakeholders
 - Immediately affected residents
 - Neighboring property owners
 - West End / Foggy Bottom Neighborhood
 - Other Important Groups as recommended
- Successful Community Engagement Examples
 - CityVista
 - Georgia Avenue Revitalization Initiative
 - West End Apartments, Boston, MA



Community Benefits

- Respectful of the Historic Stevens School
- Residential use
- Community serving retail
- Stable new community
- Compatible height and density
- Long term vested ownership
- No advance sales or pre-leasing required